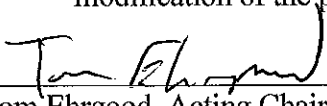


Town of Amherst
Zoning Board of Appeals
SPECIAL PERMIT

The Amherst Zoning Board of Appeals hereby grants a Special Permit, ZBA FY2014-00008, to erect a fence taller than four feet (maximum height of six feet) within multiple front yard setbacks, under Section 6.29 of the Zoning Bylaw, at 229 Main Street (Map 14B, Parcel 31, R-G Zoning District), with the following conditions:

1. The fence shall be arranged and located substantially in accordance with the color rendered and annotated survey, prepared Holmberg and Howe, dated December 10, 2013 and revised on December 11, 2013 by Hastie Fence Company:
 - a. A 16 foot section along Webster Street may be a total of five feet in height with the upper one foot in lattice
 - b. One gate along Main Street and one gate along Webster may be six feet in height with the top one foot in lattice.
2. The fence material shall be cedar tongue and groove and design shall be the "300 T&G Base with topper" and "400W0 one piece without diamonds" as shown on the Eastern White Cedar fence company brochure.
3. Upon completion of the fence installation, an as built survey shall be submitted to the Inspection Services office.
4. The fence shall be screened by a vegetative screening at all times.
 - a. The vegetation shall be sufficient to substantially obscure the fence and shall be similar in nature to the existing vegetation.
 - b. Dead or dying vegetation shall be replaced and all vegetation shall be maintained in good repair in perpetuity with the fence.
 - c. In the event that new vegetation is required, it shall not extend outward beyond the existing conditions such that it encroaches the clear site triangle.
5. In the event that the Town requires the removal or substantial alteration of the existing landscaping along Seelye Street, for but not limited to expanded parking or a side walk, suitable screening to meet condition # 5 shall be required. If necessary to accomplish this, the fence could be required to be relocated further onto the subject property.
6. The fence shall be maintained and kept in good repair so long as it is in place.
7. Any substantial changes to the fence location, design, or other aspects of this approval shall be submitted to the Board for review at a public meeting. The purpose of the public meeting shall be for the Board to determine if said changes are significant enough to require modification of the permit as set forth in the ZBA Rules and Regulations.


Tom Ehrgood, Acting Chair
Amherst Zoning Board of Appeals

11/30/14
DATE

Town of Amherst
Zoning Board of Appeals - Special Permit

DECISION

Applicant/Owner: Lana Fiala and Christopher Benning, 229 Main Street, Amherst, MA 01002

Date application filed with the Town Clerk: October 10, 2013

Nature of request: For a Special Permit to erect a fence taller than four feet within multiple front yard setbacks, under Section 6.29 of the Zoning Bylaw

Address: 229 Main Street (Map 14B, Parcel 31, R-G Zoning District)

Legal notice: Published on October 23, 2013 and October 30, 2013 in the Daily Hampshire Gazette and sent to abutters on October 22, 2013

Board members: Tom Ehrgood, Keith Langsdale, Pari Riahi

Staff members: Jeff Bagg, Senior Planner, Robert Morra, Building Commissioner

Submissions:

- | | |
|--|---|
| ▪ Project Application Report, dated November 1, 2013 | ▪ Seelye Street photograph (from Google) |
| ▪ Application, filed with Town Clerk on October 10, 2013 | ▪ Main Street photograph (from Google) |
| ▪ Management Plan | Submitted by Town staff: |
| ▪ Project Narrative | ▪ Existing Conditions Photographs, submitted by Town staff |
| ▪ Maps (x 4) | ▪ Copy of the Dickinson Local Historic District Commission bylaws and map |
| ▪ Fence photograph | |

Site Visit: November 6, 2013

Tom Ehrgood, Keith Langsdale, and Pari Riahi met the applicants, Lana Fiala and Christopher Benning, on-site. They observed the location of the property along the south side of Main Street and at the northerly corner of both Seelye Street and Webster Street, and the following:

- The location of the existing six foot tall cedar fence installed adjacent to the paved portion of Seelye Street. The location of existing vegetation behind this fence was noted. From the inside of the property, the approximate location of the new fence was observed.
- The location and condition of the existing evergreen vegetation adjacent to Main Street and immediately adjacent to the existing sidewalk. The approximate location of the proposed fence, and gate, inside of the hedge was observed.
- The location of the existing vegetation along Webster Street. The approximate location of the proposed fence and gate inside these shrubs was observed. The terminus of the proposed fence at the driveway on Webster was observed.

Public Hearing: November 7, 2013

The applicants, Christopher Benning and Lana Fiala, presented the application in terms of the information submitted.

Mr. Ehrgood identified that he chairs the Emily Dickinson Local Historic District Commission and explained that the Commission is required to consider any exterior changes visible from the public way. He noted that the Commission must consider whether to grant a Certificate of Appropriateness based on factors such as the appearance and compatibility of the proposal with the surroundings. It was noted that the EDLHDC was scheduled to hold a public hearing on this matter on November 18, 2013.

The Board identified the following with respect to the Zoning Bylaw:

- Section 6.24 of the Zoning Bylaw limits the height of fences within a front yard setback to no more than four feet. The property contains three front yards adjacent to Seelye Street, Main Street, and Webster Street.
- The proposed fence is six feet in height. Therefore, the Board may consider a fence taller than four feet under Section 6.29, as follows:

6.29 - Under the provisions of Section 10.38 or 11.24, as applicable, fence, wall, and planting requirements as found in Sections 6.23 through 6.28 may for compelling reasons of safety, aesthetics, or site design be modified by the Permit Granting Board or Special Permit Granting Authority with jurisdiction over the proposed or existing Principal or accessory use(s) for which the fence serves as an accessory structure.

The applicant explained the need for the fence, summarized as follows:

- The property is a single family dwelling located next to non-residential uses including a church, homeless shelter, transitional housing, and a bed and breakfast.
- The property is located adjacent to Town Center Permit Parking areas on the sides of both Seelye Street and one side of Webster Street.
- The dwelling is situated close to Main Street, which has a speed limit of 35 miles per hour and is a major thorough fair for a large volume of traffic, including commercial vehicles, and is therefore subjected to a high volume of noise.
- The safety of their family and young children is compromised by the large number of pedestrians walking on the sidewalk immediately between Main Street and their property. In some instances, strangers have wandered onto the property due to the lack of fencing and gates.

The Board discussed the recently installed fence along Seelye Street, summarized as follows:

- An approximately six foot tall cedar fence was recently installed by the owner adjacent to the paved area of Seelye Street.
- In September, the Town's Code Enforcement Officer, acting on a compliant, informed the owner that both a Special Permit and a building permit were required for such a fence.
- It was later determined that the fence was installed on Town property and needed to be relocated onto the owner's property.
- The applicant acknowledged that the proposal includes removal of this existing fence, with a new fence to be installed behind the existing vegetation and on their property adjacent to Seelye Street.

The Board discussed the proposed fence design, summarized as follows:

- The fence will be high-end cedar and will be tongue and groove construction.
- The fence will be six feet and height and will be installed behind the existing vegetation on all three sides.
- A new gate will be installed along Main Street and a new gate will be installed along Webster Street.

The Board discuss the proposed fence locations with respect to the property lines, summarized as follows:

- Based on the submitted information, the location of the proposed fence will be behind existing vegetation and on the owner's property. However, the Board noted that the location of the property lines was not known.
- After lengthy discussion, the Board concluded that the property lines must be identified by a licensed surveyor. The Board determined that once the property lines are identified, the location of the fence on the property can be confirmed.

The Board discussed the proposed fence locations with respect to the existing vegetation, summarized as follows:

- The Board stated generally that the proposed solid six foot fence would not be acceptable without the ability to screen it with vegetation.
- The Board discussed how far the proposed fence would need to be setback from the property line to allow for the potential for new vegetation to be planted. The Board concluded that once the property lines are identified, the fence location can be shown and fence setback could be further discussed as it may relate to the ability of the owner to provide a vegetative screening on their property.
 - Seelye Street – The Board identified that the existing fence would be removed and the new fence relocated on the subject property. The Board stated that once the location property line is determined, it can be determined how much of the existing vegetation is on their property.
 - Main Street – The Board identified that the location of the property line was critical in determining whether a) the existing evergreen vegetation a was actually located on the subject property or whether it is in the Town Right of Way, and b) whether there would be a sufficient amount of their property available in front of the fence to provide new plantings in the event that the existing shrubs die or are removed.
 - Webster Street – The Board acknowledged that the existing vegetation on this side of the property is not necessarily evergreen, but that it can still provide some screening of the fence.

The Board requested additional information:

- A more detailed specification sheet for the proposed fence type, such as a plan showing scale, dimensions, and materials such as might be provided by the fence company.
- A survey plan showing the location of the property lines. If possible, surveying and staking the property lines on-site could allow the Board to conduct a follow up site visit.
- A survey plan showing the proposed fence locations and amount of fence to be installed.

Mr. Ehrgood MOVED to continue the evidentiary portion of the public hearing to December 12, 2013. Mr. Langsdale seconded the motion and the Board VOTED unanimously to continue the public hearing.

Public Hearing: December 12, 2013

The applicant, Lana Fiala, presented the following new information:

- Fence brochure from Eastern White Cedar Company
- Survey, prepared by Holmberg and Howe, dated December 10, 2013, with annotations showing fence location
- Proposal from Hastie Fence Company, dated November 27, 2013
- Email correspondence from owner to fence company, dated December 5, 2013
- Draft Certificate of Appropriateness from the EDLHDC
- Applicant narrative regarding five foot fence sections
- Email correspondence from owner to fence company, dated November 8, 2013
- Hand drawn fence specification sheet (x2)
- Photograph sample of fence type

Site Visit: December 11, 2013

Tom Ehrgood, Keith Langsdale, and Pari Riahi conducted a follow up site visit with the applicant. The following was observed:

- The location of surveyors stakes demarking the property lines along Seelye Street, Main Street, and Webster Street.
- The property line along Seelye Street approximately 15 feet from the edge of pavement. The existing vegetation along this street was almost entirely located within the Town Right of Way. The location of the proposed fence was demarked and determined to be on the inside of the existing vegetation and on the subject property.
- The property line along Main Street immediately adjacent to the existing sidewalk. A surveyors stake identified the westerly end of the property while a concrete monument identified the easterly corner. The location of the existing evergreen shrubs were determined to be entirely on the subject property and the proposed fence was demarked and determined to be on the inside of that existing vegetation.
- The property line along Webster Street was demarked with the existing vegetation determined to be on the subject property.

Ms. Fiala explained the new information and reviewed some of the proposed changes to the proposed fence, summarized as follows:

- Survey
 - A survey of the property was prepared by Holmberg & Howe, Inc. which shows the location of the property lines and the location of the existing vegetation.
 - The surveyor staked the corners of the property lines at the site and staked the proposed location of the fence. This was done in consultation with Hastie Fence Company and incorporates the "quote" and map provided by Hastie.
 - The survey has been annotated by the fence company to show the location of the proposed fence along each property line. The locations are color coded to correspond with the quote provided by the fence company.
 - The survey with the fence location shown and the inspection of the stakes on the ground confirms that the fence 1) can be located entirely on the subject property, and 2) can be located in such a way to provide an area adequate for replanting any dead or removed landscaping in the future.

- Fence design

- The fence will be six feet tall and constructed of tongue and groove cedar. The materials and other details are identified in the manufacturer's specifications provided by Eastern White Cedar fence company.
- Two areas will have different fence types: 1) two gates will be proposed (one along Main Street and one along Webster Street) which will be total of six feet in height but will consist of five foot tall fence panels with one foot of lattice on the top, and, 2) a 16 foot section along Webster Street which will be a total of five feet in height and consist of four foot fence panels with one foot of lattice on top.

The Board discussed the existing vegetation and determined that it was essential to allowing the approval of the fence. The Board agreed that a condition of the permit would require that any dead or otherwise removed vegetation would need to be replaced so that at planting, the fence would be substantially obscured.

The Board discussed the landscaping adjacent to Seelye Street and noted that a significant amount of the vegetation planted by the owner was in the Town Right of Way. Town staff informed the Board that the Town Engineer indicated that the Department of Public Works would not require the plantings to be removed. However, a condition of the approval should require that in the event that the Town must access that area for a purpose such as, but not limited to, expanded parking or a sidewalk, that adequate landscaping must be present to screen the fence even if that meant having to relocate the fence further onto the subject property.

The Board discussed the clear site triangle requirements. The Board agreed that under the existing conditions the requirement would be waived. However, in the event that new vegetation needed to be planted in the future that it not be planted or allowed to grow any closer to the roadways than is existing.

The Board discussed the design of the fence, particularly that portion along Main Street. Ms. Riahi stated that while she sympathized with the property owners' reasons for the fence, such as privacy and noise buffering, the six foot solid fence design creates a wall-like structure inappropriate to a location so close to the center of town. She asked whether the applicant would consider reducing the solid portion of the fence to five feet with the top one foot in lattice. She explained that even this relatively minor design change could enhance the visual impact of the fence. Ms. Fiala stated that reducing the solid portion would lessen the noise buffering benefits of having the fence. She also stated that the top area of the shrubs is actually denser rendering the lattice portion less visible than the lower part of the fence.

The Board discussed the decision of the Emily Dickinson Local Historic District Commission. Mr. Ehrgood explained that that the EDLHDC voted 4-1 to approve the fence based on the compelling need for the fence. The Commission conditioned the Certificate of Appropriateness with a requirement that the fence be installed behind and screened by existing or replaced vegetation.

Mr. Ehrgood MOVED to close the evidentiary portion of the public hearing. Mr. Langsdale seconded the motion and the Board VOTED unanimously to close the public hearing.

Public Meeting/Findings:

Ms. Riahi restated her concern that the fence, especially that portion along Main Street, would create a wall-like effect and that it will be a negative visual impact. Mr. Langsdale asked why a requirement that it be behind vegetation was not sufficient. Ms. Riahi stated that vegetation is not a solid barrier and noted that there is an aesthetic difference between have a six foot solid fence versus one where the top portion is lattice. Mr. Ehrgood noted that he believed that the requirement for screening would provide sufficient protection from the fence causing a negative aesthetic impact.

The Board finds under Section 6.29 of the Zoning Bylaw, that:

6.29 - Under the provisions of Section 10.38 or 11.24, as applicable, fence, wall, and planting requirements as found in Sections 6.23 through 6.28 may for compelling reasons of safety, aesthetics, or site design be modified by the Permit Granting Board or Special Permit Granting Authority with jurisdiction over the proposed or existing Principal or accessory use(s) for which the fence serves as an accessory structure. The Board finds the following reasons compelling: The location of the property adjacent to other non-residential uses; adjacent on the Seelye Street and Webster Street side by municipal parking areas; across from metered parking on Main Street; and a high volume of pedestrian traffic and vehicle noise, are compelling reasons of safety and site design. The Board further finds that the requirement for the fencing to be behind a vegetative screening now and in the future will provide mitigation of potential negative aesthetic impacts.

Specific Findings:

The Board found under Section 10.38 of the Zoning Bylaw, Specific Findings required of all Special Permits, that:

10.380 & 10.381 - The proposal is suitably located in the neighborhood in which it is proposed and/or the total Town, as deemed appropriate by the Special Permit Granting Authority; The proposal is compatible with existing Uses and other Uses permitted by right in the same District.

The Board found that a fence is compatible within the neighborhood citing the existence of other fences at the Emily Dickinson Museum and on the property of the First Congregational Church associated with Jessie's House (which is housing provided by Center for Human Development).

10.382, 10.383 & 10.385 - The proposal would not constitute a nuisance due to air and water pollution, flood, noise, odor, dust, vibration, lights, or visually offensive structures or site features; The proposal would not be a substantial inconvenience or hazard to abutters, vehicles or pedestrians; The proposal reasonably protects the adjoining premises against detrimental or offensive uses on the site, including air and water pollution, flood, noise, odor, dust, vibration, lights or visually offensive structures or site features. The Board found that the fence will not be visually offensive because it will be erected behind existing vegetation. Additionally, a condition of the permit requires that it be permanently and substantially obscured by landscaping and vegetation therefore shielding it from view.

10.391 & 10.392 - The proposal protects, to the extent feasible, unique or important natural, historic or scenic features; The proposal provides adequate landscaping, including the screening of adjacent residential uses, provision of street trees, landscape islands in the parking lot and a landscape buffer along the street frontage. The Board found that the proposed fence will protect any unique historic features based on the review and approval of the design by the recently created Emily Dickinson Local Historic District Commission. Additionally, a condition of the permit requires that it be permanently and substantially obscured by landscaping and vegetation therefore shielding it from view and the fence currently erected without a permit will be removed with new fence located behind existing vegetation.

10.395 - The proposal does not create disharmony with respect to the terrain and to the use, scale and architecture of existing buildings in the vicinity which have functional or visual relationship thereto. Within the B-L, B-VC, B-N, COM, OP, LI and PRP Districts, and any residential zoning district where the project in question occurs within the boundaries of a National Historic Register District, the Special Permit Granting Authority shall, if it deems the proposal likely to have a significant impact on its surroundings, be permitted to use the design principles and standards set forth in Sections 3.2040 and 3.2041, 1) through 9) to evaluate the design of the proposed architecture and landscape alterations. The Board found that a six foot fence of the proposed type would not be in keeping with the scale and architecture of the neighborhood were it not for the existing vegetation that will substantially obscure the fence. The Board found that the existing vegetation was suitable to mitigate the visual impact of the fence. In considering that the vegetation could be removed, die, or otherwise degrade and not obscure the fence, a condition requires that comparable vegetation be planted in the event that the existing vegetation is gone. The Board found that based on the survey, the location of the proposed fence will provide areas on the subject property suitable to provide new landscaping should it become necessary.

10.398- The proposal is in harmony with the general purpose and intent of this Bylaw, and the goals of the Master Plan. The Board found that the proposal is in harmony with the purposes of the Bylaw which provides for a fence for the health and safety of the applicant while requiring it be screened to mitigate the potential visual impact of the fence.

Zoning Board Decision

Mr. Langsdale MOVED to approve the application with conditions. Mr. Ehrgood seconded the motion.

Prior to voting, Ms. Riahi reiterated her desire and request that the applicant consider an alternative fence design, specifically one that would provide a five foot solid fence with one foot of lattice for the portion of the fence along Main Street. She stated that she was voting in favor of the proposed design to avoid a vote that was not unanimous, which would result in denial of the application.

For all of the reasons stated above, the Board VOTED unanimously to grant a Special Permit, ZBA FY2014-00008, to erect a fence taller than four feet (maximum height of six feet) within multiple front yard setbacks, under Section 6.29 of the Zoning Bylaw, at 229 Main Street (Map 14B, Parcel 31, R-G Zoning District)


TOM EHrgOOD


KEITH LANGSDALE


FARI RIAHI

FILED THIS 31st day of Jan, 2014 at 8:59 am,
in the office of the Amherst Town Clerk Susan Audette.
TWENTY-DAY APPEAL period expires, February 20th 2014.
NOTICE OF DECISION mailed this 31 day of January, 2014
to the attached list of addresses by Jeffrey R. Bagg, for the Board.
COPY OF NO APPEAL issued this _____ day of _____, 2014.
NOTICE OF PERMIT or Variance filed this _____ day of _____, 2014,
in the Hampshire County Registry of Deeds.

**BOARD OF APPEALS
AMHERST, MASSACHUSETTS
RECORD OF APPEALS AND DECISION RENDERED**

Petition of Lana Fiala and Christopher Benning

For a Special Permit, ZBA FY2014-00008, to erect a fence taller than four feet
(maximum height of six feet) within multiple front yard setbacks, under Section 6.29 of
the Zoning Bylaw

On the premises of 229 Main Street
At or on Map 14B, Parcel 31, R-G Zoning District

NOTICE of hearing as follows mailed (date) October 22, 2013
to attached list of addresses and published in the Daily Hampshire Gazette
dated October 23, 2013 and October 30, 2013

Hearing date and place November 7, 2013, December 12, 2013 (Town Hall)

The Amherst Zoning Board of Appeals will meet on *Thursday, November 7, 2013*, at 6:30 PM. in the TOWN ROOM, Town Hall, to conduct the following business:
PUBLIC HEARING:
ZBA FY2014-00007 - Minh Ly and Kathy Foley - For a Special Permit to erect a fence taller than six feet within a side yard setback, under Section 6.29 of the Zoning Bylaw, at 93 Cherry Lane (Map 8B, Parcel 73, R-N Zoning District)
- ZBA FY2014-00008 - Christopher Benning and Lana Fiala - For a Special Permit to erect a fence taller than four feet within multiple front yard setbacks, under Section 6.29 of the Zoning Bylaw, at 229 Main Street (Map 14B, Parcel 31, R-G Zoning District)
ERIC BEAL, CHAIR
AMHERST ZONING BOARD OF APPEALS
October 23, 30
3275127

SITTING BOARD and VOTE TAKEN:

To grant a Special Permit, ZBA FY2014-00008, to erect a fence taller than four feet
(maximum height of six feet) within multiple front yard setbacks, under Section 6.29 of
the Zoning Bylaw, with conditions

Tom Ehrgood - Yes Keith Langsdale - Yes Pari Riahi - Yes

DECISION: APPROVED with conditions as stated in permit

THE COMMONWEALTH OF MASSACHUSETTS
AMHERST

City or Town
NOTICE OF SPECIAL PERMIT
Special Permit
(General Laws Chapter 40A)

Notice is hereby given that a Special Permit has been granted

To Lana Fiala and Christopher Benning

Address 229 Main Street

City or Town Amherst, MA 01002

Identify Land Affected: 229 Main Street
(Map 14B, Parcel 31, R-G Zoning District)

By the **Town of Amherst Zoning Board of Appeals** affecting the rights of the owner
with respect to the use of the premises on

229 Main Street Amherst
Street City or Town

The record of title standing in the name of
Christopher Benning and Lana Fiala
Name of Owner

Whose address is 229 Main Street Amherst MA 01002
Street City or Town State Zip Code

By a deed duly recorded in the

Hampshire County Registry of Deeds: Book 10183 Page 60
or

Hampshire Registry District of the Land Court, Certificate No. _____,
Book _____, Page _____

The decision of said Board is on file, with the papers, in ZBA FY2014-00008
In the office of the Town Clerk Sandra J. Burgess

Certified this _____ day of _____

Board of Appeals:

[Signature] Chairman
(Board of Appeals)
[Signature] Clerk
(Board of Appeals)

_____ at _____ o'clock and _____ minutes _____ m.
Received and entered with the Register of Deeds in the County of Hampshire
Book _____ Page _____

ATTEST _____
Register of Deeds
Notice to be recorded by Land Owner

Town of Amherst Abutter List

<i>Parcel ID</i>	<i>Parcel Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>City/Zip</i>
14A-272	46 BOLTWOOD AVE	AMHERST COLLEGE TRUSTEES		46 BOLTWOOD AVE	AMHERST, MA 01002
14B-25	LESSEY ST	TOWN OF AMHERST		TOWN HALL	AMHERST, MA 01002
14B-24	81 LESSEY ST	AMHERST COLLEGE TRUSTEES	ATTN: COMPTROLLERS OFFICE	AMHERST COLLEGE	AMHERST, MA 01002
14B-23	85 LESSEY ST	KARASZ, FRANK E		85 LESSEY ST	AMHERST, MA 01002
14B-26	214 MAIN ST	AMHERST COLLEGE TRUSTEES	COMPTROLLERS OFFICE	AMHERST COLLEGE	AMHERST, MA 01002
14B-31	229 MAIN ST	BENNING, CHRISTOPHER W & FIALA, LANA		229 MAIN ST	AMHERST, MA 01002
14B-30	257 MAIN ST	KING, ANN E		257 MAIN ST	AMHERST, MA 01002
14B-27	280 MAIN ST	AMHERST COLLEGE TRUSTEES	ATTN: COMPTROLLERS OFFICE	BOX 2221, AMHERST COLLEGE	AMHERST, MA 01002
14B-29	285 MAIN ST	JONES PROPERTIES LTD PARTNERSHIP		15A PRAY ST	AMHERST, MA 01002
14B-28	319-321 MAIN ST	CHEN, GORDON K C & URSULA F		16342 NIKKI LN	ODESSA, FL 33556-6002
14B-32	17 SEELYE ST	FIRST CONGREGATIONAL CHURCH		165 MAIN ST	AMHERST, MA 01002
14B-33	22 SEELYE ST	THOMAS, JAMES & TARIN		22 SEELYE ST	AMHERST, MA 01002
14B-43	71 SPRING ST	RAGER, JOHN E III & CAZACU, DANIELA		71 SPRING ST	AMHERST, MA 01002
14B-34	82 SPRING ST	BEAUDRY, GARY & TERESA K		82 SPRING ST	AMHERST, MA 01002

<i>Parcel_ID</i>	<i>Parcel_Address</i>	<i>Owner1</i>	<i>Owner2</i>	<i>Address</i>	<i>CityStZip</i>
14B-44	83 SPRING ST	ROGOWSKI, CHRISTIAN	MONAHIN, NONA	83 SPRING ST	AMHERST, MA 01002
14B-35	90 SPRING ST	GORDON, DANIEL L & EPSTEIN, CATHERINE A		90 SPRING ST	AMHERST, MA 01002
14B-49	97 SPRING ST	AMHERST COLLEGE TRUSTEES	ATTN: COMPTROLLERS OFFICE	AMHERST COLLEGE	AMHERST, MA 01002
14B-36	98 SPRING ST	98 SPRING ST LLC		15A EAMES AVE	Amherst, MA 01002
14B-227	18 WEBSTER ST	LEDERER, KAREN	SABEL, BRIAN M.	18 WEBSTER ST	AMHERST, MA 01002